

LEON COUNTY RESEARCH AND DEVELOPMENT AUTHORITY
2012/2013 BUDGET SUMMARY
Revised 11/2012

	LCRDA Bldg. Operation	Tenant Reimbursements	LCRDA Administration	Debt Service	Capital Improvements	Total
INCOME						
RENTAL INCOME						
Rent	\$ 885,660	\$ -	\$ -	\$ -	\$ -	\$ 885,660
Amortized Income	246,328					246,328
Operating Expense Reimb.		353,744				353,744
Common Area Maintenance	103,080					103,080
Management Fee Income	14,996					14,996
Other Rents	24,132					24,132
Sales Tax	3,499					3,499
Less Sales Tax	(3,499)					(3,499)
TOTAL RENTAL INCOME	1,274,196	353,744	-			1,627,940
INTEREST INCOME	73,200	-	-			73,200
TOTAL INCOME	1,347,396	353,744	-			1,701,140
OPERATING EXPENSES						
Personnel Expenses	-	-	203,171			203,171
Utilities	49,816	7,940				57,756
Maintenance & Repairs	84,032	105,092				189,124
Cleaning & Improvements	32,125	34,199				66,324
Services	104,104	123,343				227,447
Property Administration	14,959	13,186	215,495			243,640
Property Management	88,356	16,644				105,000
Insurance & Taxes	28,308	53,340	8,525			90,173
TOTAL OPERATING EXPENSES	401,700	353,744	427,191			1,182,635
NET OPERATING INCOME	\$ 945,696	\$ -	\$ (427,191)			518,505
OTHER EXPENSES						
Depreciation						614,592
Amortization						3,300
Bond Interest				131,289		131,289
Total Other Expenses						749,181
NET INCOME (ACCRUAL BASIS)						(230,676)
ADJUSTMENTS TO CASH BASIS						
Bond Principal				150,807		(150,807)
Total Debt Service				\$ 282,096		
Capital Improvements						
Wi-Fi					10,000	
Centennial HVAC (\$10,000/Oct;\$6,500/Apr;\$6,500/Aug)					23,000	
Morgan HVAC (\$15,000/Dec;\$15,000/June)					30,000	
Total Capital Improvements					\$ 63,000	(63,000)
Non-Cash Items						
Amortized Income						(246,328)
Depreciation						614,592
Amortization						3,300
Total Adjustments to Cash Basis						157,757
INCREASE/(DECREASE) IN CASH						\$ (72,919)

Property = collins centenn morgan sliger inn-tic johnson phipps knight

Property Comparison

Period = Oct 2012-Sep 2013

Book = Accrual

		centenn Budget	collins Budget	inn-tic Budget	johnson Budget	knight Budget	morgan Budget	phipps Budget	sliger Budget	Total Budget
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	310,308	227,832	6,996	-	10,260	193,320	128,640	8,304	885,660
3110-5000	Amortized Income	-	-	246,328	-	-	-	-	-	246,328
3114-5000	Operating Expense Reim	91,006	-	24,084	112,388	-	-	-	126,266	353,744
3115-0000	CAM	-	-	103,080	-	-	-	-	-	103,080
3119-0000	Management Fee Income	-	-	-	7,740	-	-	-	7,256	14,996
3120-0000	Other Rents	-	-	23,616	-	252	264	-	-	24,132
3220-0000	Interest Income	-	-	73,200	-	-	-	-	-	73,200
3990-0000	TOTAL REVENUE	401,314	227,832	477,304	120,128	10,512	193,584	128,640	141,826	1,701,140
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authc	-	-	-	-	59,225	-	-	-	59,225
4403-0000	Clerical Salary-Authority	-	-	-	-	45,000	-	-	-	45,000
4404-0000	Payroll Taxes - Authority	-	-	-	-	8,738	-	-	-	8,738
4405-0000	Worker's Compensation-	-	-	-	-	1,547	-	-	-	1,547
4406-0000	Employee Benefits-Authc	-	-	-	-	19,800	-	-	-	19,800
4407-0000	Retention Bonus	-	-	-	-	10,000	-	-	-	10,000
4415-0000	Interim Admin Pay	-	-	-	-	58,861	-	-	-	58,861
4490-0000	TOTAL PAYROLL EXPENSE	-	-	-	-	203,171	-	-	-	203,171
4600-0000	UTILITIES									
4605-0000	Electric	-	-	321	-	2,760	35,650	-	-	38,731
4607-0000	Electric - NonCam	-	-	-	-	-	-	-	4,230	4,230
4635-0000	Refuse Collection	-	-	-	2,037	204	1,656	-	1,860	5,757
4637-0000	Refuse - NONCAM	-	-	-	-	-	-	-	108	108
4640-0000	Water/Sewer	-	-	-	1,716	452	1,506	-	1,779	5,453
4642-0000	Non CAM Water/Sewer	-	-	-	-	-	-	-	97	97
4648-0000	Irrigation - Utility	-	-	1,630	271	-	276	-	277	2,454
4649-0000	Irrigation-NonCAM	-	-	-	-	-	-	-	26	26
4650-0000	Stormwater	-	-	-	-	564	-	-	-	564
4660-0000	Fire Service - Utility	-	-	-	-	336	-	-	-	336
4799-0000	TOTAL UTILITIES	-	-	1,951	4,024	4,316	39,088	-	8,377	57,756
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	2,000	750	-	3,600	400	2,500	400	1,350	11,000

Property = collins centenn morgan sliger inn-tic johnson phipps knight

Property Comparison

Period = Oct 2012-Sep 2013

Book = Accrual

		centenn Budget	collins Budget	inn-tic Budget	johnson Budget	knight Budget	morgan Budget	phipps Budget	sliger Budget	Total Budget
5122-0000	NONCAM Electrical Repair	-	-	-	-	-	-	-	81	81
5125-0000	Electric Supplies	500	750	-	200	492	275	-	350	2,567
5127-0000	NONCAM Electric Supplies	-	-	-	-	-	-	-	97	97
5140-0000	Elevator Maintenance	-	-	-	500	-	130	-	255	885
5141-0000	Elevator Maintenance-NonCAM	-	-	-	-	-	-	-	15	15
5145-0000	Elevator Phone Maintenance	-	-	-	-	-	900	-	-	900
5145-2210	Security Monitor Cont	-	-	-	-	1,720	-	-	-	1,720
5145-2310	Security Monitor Cont-NonCAM	-	-	-	-	-	-	-	480	480
5145-4400	Security Maint & Repair	-	-	-	-	-	300	-	-	300
5160-0000	Exterior Building Maintenance	3,080	2,180	-	5,905	375	3,820	1,070	4,405	20,835
5161-0000	Exterior Building Supplies	500	500	-	225	225	500	-	330	2,280
5161-5000	Ext Building Supplies-NonCAM	-	-	-	-	-	-	-	22	22
5162-0000	Non CAM Exterior Bldg Maintenance	-	-	-	-	-	-	-	347	347
5170-0000	Fire Extinguisher Maintenance	325	335	-	335	10	285	250	335	1,875
5175-0000	Fire Alarm/Sprinkler Repair	-	-	-	780	-	-	-	-	780
5180-0000	HVAC Repair	8,350	2,000	-	4,500	750	5,000	1,000	30,250	51,850
5182-0000	Non CAM HVAC Repair	-	-	-	-	-	-	-	1,500	1,500
5185-0000	HVAC Supplies	300	-	-	-	-	-	-	-	300
5190-0000	Landscaping Supplies	-	250	-	-	-	-	-	-	250
5192-0000	Landscaping Expense	1,750	2,250	2,000	500	-	500	400	500	7,900
5193-0000	Landscaping Expense-NonCAM	-	-	-	-	-	-	-	30	30
5195-0000	Tree Trimming	1,250	600	2,250	1,256	1,500	1,020	-	1,160	9,036
5196-0000	Tree Trimming-NonCAM	-	-	-	-	-	-	-	66	66
5210-0000	Locks & Keys Repairs	75	80	-	-	100	550	500	300	1,605
5212-0000	Non CAM Locks & Keys Repairs	-	-	-	-	-	-	-	75	75
5220-0000	Parking Lot Repairs	2,000	9,000	-	3,500	-	3,500	-	3,290	21,290
5221-0000	Parking Lot Repairs-NonCAM	-	-	-	-	-	-	-	210	210
5230-0000	Plumbing Repairs	1,500	2,250	-	2,050	300	1,475	400	2,000	9,975
5235-0000	Plumbing Supplies	-	600	-	-	-	-	225	450	1,275
5237-0000	Non CAM Plumbing Supplies	-	-	-	-	-	-	-	30	30
5240-0000	Backflow Maintenance	125	125	-	90	90	75	125	83	713
5242-0000	Backflow Maintenance-NonCAM	-	-	-	-	-	-	-	5	5
5245-0000	Irrigation Repairs	600	1,000	-	200	-	200	-	188	2,188
5245-5000	Irrigation Repairs-NonCAM	-	-	-	-	-	-	-	12	12
5250-0000	Roof Repairs	-	10,500	-	5,000	450	2,500	4,500	3,000	25,950
5252-0000	Non CAM Roof Repairs	-	-	-	-	-	-	-	180	180
5260-0000	Signage	-	-	-	3,500	-	2,500	-	2,350	8,350
5261-0000	Non-CAM Signage	-	-	-	-	-	-	-	150	150

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Property Comparison										
Period = Oct 2012-Sep 2013										
Book = Accrual										
		centenn Budget	collins Budget	inn-tic Budget	johnson Budget	knight Budget	morgan Budget	phipps Budget	sliger Budget	Total Budget
5290-0000	Other Maintenance	-	-	-	-	500	1,500	-	-	2,000
5299-0000	TOTAL REPAIR/MAINT	22,355	33,170	4,250	32,141	6,912	27,530	8,870	53,896	189,124
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	6,320	3,305	-	3,000	500	2,500	3,000	4,951	23,576
5312-0000	Non CAM Carpet Cleanin	-	-	-	-	-	-	-	268	268
5313-0000	Carpet Repairs	900	-	-	1,000	-	2,000	-	500	4,400
5314-0000	Carpet Repairs-NonCAM	-	-	-	-	-	-	-	30	30
5315-0000	Mini Blinds	-	-	-	-	-	600	-	-	600
5340-0000	Painting	1,450	2,250	-	3,000	500	4,750	1,500	3,928	17,378
5342-0000	Non CAM Painting	-	-	-	-	-	-	-	572	572
5345-0000	Painting Supplies	-	-	-	-	-	400	-	-	400
5365-0000	Interior Supplies	1,000	-	-	-	-	400	-	1,500	2,900
5367-0000	Non CAM Interior Supplie	-	-	-	-	-	-	-	100	100
5370-0000	Interior Repairs	1,200	3,000	-	1,500	375	2,200	1,500	1,950	11,725
5375-0000	Non CAM Interior Repair	-	-	-	-	-	-	-	750	750
5380-0000	Other Cleaning and Impr	1,500	1,000	-	-	375	-	-	500	3,375
5385-0000	Non CAM Other Cleaning	-	-	-	-	-	-	-	250	250
5399-0000	TOTAL CLEANING AND	12,370	9,555	-	8,500	1,750	12,850	6,000	15,299	66,324
5400-0000	SERVICES									
5410-0000	Elevator Service	-	-	-	996	-	456	-	504	1,956
5412-0000	Elevator Service-NonCAM	-	-	-	-	-	-	-	36	36
5420-0000	Fire Protection System	-	-	-	4,765	-	-	148	-	4,913
5425-0000	Fire Protection Phone	6,865	-	-	-	-	-	-	-	6,865
5430-0000	Exterminating	3,160	660	-	540	300	540	420	516	6,136
5433-0000	Non CAM Exterminating	-	-	-	-	-	-	-	36	36
5445-0000	Backflow Prevention Ser	70	-	-	25	-	-	35	-	130
5447-0000	HVAC Monthly Service	6,954	3,166	-	3,692	420	1,510	1,300	1,396	18,438
5448-0000	Non CAM HVAC Monthly	-	-	-	-	-	-	-	90	90
5450-0000	Janitorial Service	11,736	18,264	-	24,012	2,112	19,128	-	25,740	100,992
5455-0000	Non CAM Janitorial	-	-	-	-	-	-	-	1,644	1,644
5460-0000	Landscaping Service	5,252	7,755	5,332	5,405	6,348	4,388	-	4,990	39,470
5462-0000	Non CAM Landscaping	-	-	16,160	-	-	-	-	282	16,442
5470-0000	Parking Lot Service	-	-	-	5,900	-	4,754	-	3,600	14,254
5470-1000	Non CAM Parking Lot Ser	-	-	-	-	-	-	-	300	300
5480-0000	Security	-	-	-	-	1,720	900	-	-	2,620
5482-0000	Non CAM Security	-	-	-	-	-	-	-	480	480

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5485-0000	Sprinkler System Service	-	900	-	-	-	-	-	-	900
5487-0000	Window Washing Service	2,000	1,650	-	2,400	-	1,400	1,300	2,825	11,575
5488-0000	Window Washing Svc-NonCAM	-	-	-	-	-	-	-	170	170
5499-0000	TOTAL SERVICES	36,037	32,395	21,492	47,735	10,900	33,076	3,203	42,609	227,447
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	-	-	23,000	-	-	-	-	-	23,000
5520-0000	Phone Service	276	-	2,580	-	-	-	-	300	3,156
5521-0000	Phone Service-NonCAM	-	-	-	-	-	-	-	24	24
5522-0000	Internet Charge	-	-	-	-	2,317	-	-	-	2,317
5523-0000	Internet Charge-NonCAM	-	-	-	-	-	-	-	5,112	5,112
5530-0000	Copies	-	-	-	-	1,360	-	-	-	1,360
5560-0000	Fees/Licenses/Permits	-	-	-	-	70	-	-	-	70
5565-0000	Office Supplies	-	-	-	-	2,700	-	-	-	2,700
5566-0000	Office Equipment Maintenance	-	-	-	-	2,400	-	-	-	2,400
5567-0000	Office Equip Mtnc-NonCAM	-	-	-	-	-	-	-	353	353
5570-0000	Postage/Delivery	-	-	-	-	120	-	-	-	120
5575-0000	Professional Fees	-	-	36,000	6,500	-	6,500	-	6,110	55,110
5580-0100	Printing	-	-	-	-	500	-	-	-	500
5585-0000	Subscriptions	-	-	-	-	1,739	-	-	-	1,739
5587-0000	General Authority Expenses	-	-	-	-	100	-	-	-	100
5588-0000	Economic Development	-	-	25,300	-	-	-	-	-	25,300
5589-0000	Research Grants	-	-	30,000	-	-	-	-	-	30,000
5592-0000	Non CAM Professional Fees	-	-	74,000	-	-	-	-	390	74,390
5594-0000	Travel	-	-	-	-	9,100	-	-	-	9,100
5596-0000	Other Administration Costs	-	-	6,789	-	-	-	-	-	6,789
5599-0000	TOTAL PROPERTY ADMINISTRATION	276	-	197,669	6,500	20,406	6,500	-	12,289	243,640
6110-0000	Management Fees TALCO	16,644	12,672	10,500	-	1,428	16,548	7,464	-	65,256
6111-0000	Management Fees-NonCAM	-	-	-	20,016	-	-	-	19,728	39,744
6159-0000	TOTAL OTHER EXPENSES	16,644	12,672	10,500	20,016	1,428	16,548	7,464	19,728	105,000
7110-0000	Property Insurance	3,324	2,676	24,359	13,488	3,468	10,956	2,112	12,444	72,827
7111-0000	Property Insurance-NonCAM	-	-	16,650	-	-	-	-	696	17,346
7199-0000	TOTAL INSURANCE/TAXES	3,324	2,676	41,009	13,488	3,468	10,956	2,112	13,140	90,173
7800-0000	TOTAL OPERATING	91,006	90,468	276,871	132,404	252,351	146,548	27,649	165,338	1,182,635
7999-0000	NET INCOME - OPERATING	310,308	137,364	200,433	(12,276)	(241,839)	47,036	100,991	(23,512)	518,505

Property = collins centenn morgan sliger inn-tic johnson phipps knight										
Property Comparison										
Period = Oct 2012-Sep 2013										
Book = Accrual										
		centenn Budget	collins Budget	inn-tic Budget	johnson Budget	knight Budget	morgan Budget	phipps Budget	sliger Budget	Total Budget
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	131,289	-	-	-	-	-	-	-	131,289
8199-0000	TOTAL DEBT SERVICE	131,289	-	-	-	-	-	-	-	131,289
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	143,412	44,676	177,876	92,172	10,632	50,268	36,696	58,860	614,592
8220-0000	Amortization Expense	3,300	-	-	-	-	-	-	-	3,300
8299-0000	TOTAL OTHER EXPENSES	146,712	44,676	177,876	92,172	10,632	50,268	36,696	58,860	617,892
9900-0000	NET INCOME	32,307	92,688	22,557	(104,448)	(252,471)	(3,232)	64,295	(82,372)	(230,676)
	Adjustment to Cash Basis:									
	Amortized Income	-	-	(246,328)	-	-	-	-	-	(246,328)
	Depreciation Expense	143,412	44,676	177,876	92,172	10,632	50,268	36,696	58,860	614,592
	Amortization Expense	3,300	-	-	-	-	-	-	-	3,300
	Capital Improvements	(23,000)	-	(10,000)	-	-	(30,000)	-	-	(63,000)
	Bond Principal Payments	(150,807)	-	-	-	-	-	-	-	(150,807)
	CHANGE IN CASH	5,212	137,364	(55,895)	(12,276)	(241,839)	17,036	100,991	(23,512)	(72,919)

Property = collins centenn morgan sliger inn-tic johnson phipps knight

Budget

Period = Oct 2012-Sep 2013

Book = Accrual

		Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Total
3000-0000	INCOME													
3050-0000	INCOME - OPERATING													
3110-0000	Rent	74,570	74,570	73,652	73,652	73,652	73,652	73,652	73,652	73,652	73,652	73,652	73,652	885,660
3110-5000	Amortized Income	20,527	20,527	20,527	20,527	20,527	20,527	20,527	20,527	20,527	20,527	20,527	20,527	246,328
3114-5000	Operating Expense Reim	51,633	28,320	24,641	51,307	25,836	20,659	23,226	27,931	37,499	25,216	17,073	20,403	353,744
3115-0000	CAM	8,588	8,588	8,588	8,588	8,591	8,588	8,588	8,590	8,590	8,590	8,592	8,599	103,080
3119-0000	Management Fee Income	1,113	1,113	1,277	1,277	1,277	1,277	1,277	1,277	1,277	1,277	1,277	1,277	14,996
3120-0000	Other Rents	2,011	2,011	2,011	2,011	2,011	2,011	2,011	2,011	2,011	2,011	2,011	2,011	24,132
3220-0000	Interest Income	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	73,200
3990-0000	TOTAL REVENUE	164,542	141,229	136,796	163,462	137,994	132,814	135,381	140,088	149,656	137,373	129,232	132,569	1,701,140
4000-0000	OPERATING EXPENSES													
4400-0000	PAYROLL EXPENSE													
4401-0000	Executive Director-Autho	-	-	-	-	-	-	9,871	9,871	9,871	9,871	9,871	9,870	59,225
4403-0000	Clerical Salary-Authority	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000
4404-0000	Payroll Taxes - Authority	351	351	350	350	350	350	1,106	1,106	1,106	1,106	1,106	1,106	8,738
4405-0000	Worker's Compensation-	54	55	55	55	55	55	203	203	203	203	203	203	1,547
4406-0000	Employee Benefits-Autho	733	733	733	733	733	733	2,567	2,567	2,567	2,567	2,567	2,567	19,800
4407-0000	Retention Bonus	-	-	-	-	-	-	10,000	-	-	-	-	-	10,000
4415-0000	Interim Admin Pay	6,500	9,605	10,689	10,689	10,689	10,689	-	-	-	-	-	-	58,861
4490-0000	TOTAL PAYROLL EXPENSE	11,388	14,494	15,577	15,577	15,577	15,577	17,497	27,497	17,497	17,497	17,497	17,496	203,171
4600-0000	UTILITIES													
4605-0000	Electric	2,991	3,001	2,876	3,192	3,542	3,072	2,892	2,962	3,327	3,472	3,742	3,662	38,731
4607-0000	Electric - NonCam	325	304	347	385	380	336	340	306	314	378	389	426	4,230
4635-0000	Refuse Collection	473	473	473	482	482	482	482	482	482	482	482	482	5,757
4637-0000	Refuse - NONCAM	9	9	9	9	9	9	9	9	9	9	9	9	108
4640-0000	Water/Sewer	444	470	426	433	500	478	468	437	449	455	448	445	5,453
4642-0000	Non CAM Water/Sewer	8	8	7	7	9	8	9	8	8	8	9	8	97
4648-0000	Irrigation - Utility	118	114	108	136	217	238	254	256	257	256	258	242	2,454
4649-0000	Irrigation-NonCAM	1	1	1	1	2	2	3	3	3	3	3	3	26
4650-0000	Stormwater	47	47	47	47	47	47	47	47	47	47	47	47	564
4660-0000	Fire Service - Utility	28	28	28	28	28	28	28	28	28	28	28	28	336
4799-0000	TOTAL UTILITIES	4,444	4,455	4,322	4,720	5,216	4,700	4,532	4,538	4,924	5,138	5,415	5,352	57,756
5116-5000	REPAIR/MAINTENANCE													
5120-0000	Electric Repairs	2,250	850	600	850	1,300	550	1,650	600	550	1,350	350	100	11,000
5122-0000	NONCAM Electrical Repai	18	-	15	-	12	-	9	-	12	-	15	-	81
5125-0000	Electric Supplies	125	475	123	225	75	448	125	150	173	450	50	148	2,567
5127-0000	NONCAM Electric Supplie	50	6	-	6	-	5	-	25	-	5	-	-	97
5140-0000	Elevator Maintenance	225	-	65	125	100	-	125	65	55	125	-	-	885
5141-0000	Elevator Maintenance-No	6	-	-	-	6	-	-	-	3	-	-	-	15
5145-0000	Elevator Phone Maintena	225	-	-	225	-	-	225	-	-	225	-	-	900
5145-2210	Security Monitor Cont	430	-	-	430	-	-	430	-	-	430	-	-	1,720
5145-2310	Security Monitro Cont-No	120	-	-	120	-	-	120	-	-	120	-	-	480
5145-4400	Security Maint & Repair	-	75	-	-	75	-	-	75	-	-	75	-	300
5160-0000	Exterior Building Mainten	8,975	1,470	1,015	860	440	2,270	605	415	2,095	1,560	315	815	20,835
5161-0000	Exterior Building Supplies	225	215	340	125	225	75	200	125	250	300	200	-	2,280
5161-5000	Ext Building Supplies-No	6	2	2	-	6	-	-	-	-	6	-	-	22
5162-0000	Non CAM Exterior Bldg M	260	3	3	30	3	3	3	3	30	3	3	3	347

Property = collins centenn morgan sliger inn-tic johnson phipps knight

Budget

Period = Oct 2012-Sep 2013

Book = Accrual

		Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Total
5170-0000	Fire Extinguisher Mainte	-	-	-	920	345	610	-	-	-	-	-	-	1,875
5175-0000	Fire Alarm/Sprinkler Rep	-	-	-	-	780	-	-	-	-	-	-	-	780
5180-0000	HVAC Repair	1,500	2,700	1,000	11,200	750	950	2,000	4,500	16,500	2,250	5,500	3,000	51,850
5182-0000	Non CAM HVAC Repair	-	-	250	-	-	-	250	-	1,000	-	-	-	1,500
5185-0000	HVAC Supplies	-	100	-	-	100	-	-	100	-	-	-	-	300
5190-0000	Landscaping Supplies	-	-	-	-	-	-	250	-	-	-	-	-	250
5192-0000	Landscaping Expense	3,450	1,000	-	-	750	1,700	1,000	-	-	-	-	-	7,900
5193-0000	Landscaping Expense-No	30	-	-	-	-	-	-	-	-	-	-	-	30
5195-0000	Tree Trimming	250	750	300	-	750	-	-	6,986	-	-	-	-	9,036
5196-0000	Tree Trimming-NonCAM	-	-	-	-	-	-	-	66	-	-	-	-	66
5210-0000	Locks & Keys Repairs	380	-	-	650	25	-	20	-	460	70	-	-	1,605
5212-0000	Non CAM Locks & Keys R	25	-	-	25	-	-	-	-	25	-	-	-	75
5220-0000	Parking Lot Repairs	-	4,290	8,000	4,500	-	3,500	1,000	-	-	-	-	-	21,290
5221-0000	Parking Lot Repairs-NonC	-	210	-	-	-	-	-	-	-	-	-	-	210
5230-0000	Plumbing Repairs	3,800	100	425	700	1,050	150	950	600	1,775	200	225	-	9,975
5235-0000	Plumbing Supplies	150	200	75	150	-	200	225	-	-	275	-	-	1,275
5237-0000	Non CAM Plumbing Supp	10	-	-	10	-	-	10	-	-	-	-	-	30
5240-0000	Backflow Maintenance	-	-	-	-	-	630	-	83	-	-	-	-	713
5242-0000	Backflow Maintenance-Ne	-	-	-	-	-	-	-	5	-	-	-	-	5
5245-0000	Irrigation Repairs	-	188	900	-	200	200	700	-	-	-	-	-	2,188
5245-5000	Irrigation Repairs-NonCA	-	12	-	-	-	-	-	-	-	-	-	-	12
5250-0000	Roof Repairs	150	7,500	1,000	1,500	500	650	3,500	1,500	3,000	1,150	3,500	2,000	25,950
5252-0000	Non CAM Roof Repairs	-	-	60	-	-	30	-	-	-	60	-	30	180
5260-0000	Signage	-	-	-	8,350	-	-	-	-	-	-	-	-	8,350
5261-0000	Non-CAM Signage	-	-	-	150	-	-	-	-	-	-	-	-	150
5290-0000	Other Maintenance	1,500	125	-	-	125	-	-	125	-	-	125	-	2,000
5299-0000	TOTAL REPAIR/MAINT	24,160	20,271	14,173	31,151	7,617	11,971	13,397	15,423	25,928	8,579	10,358	6,096	189,124
5300-0000	CLEANING AND IMPROVEMENTS													
5310-0000	Carpet Cleaning	-	1,500	4,000	11,297	-	-	1,320	1,500	1,500	2,459	-	-	23,576
5312-0000	Non CAM Carpet Cleanin	-	-	-	268	-	-	-	-	-	-	-	-	268
5313-0000	Carpet Repairs	1,000	-	1,400	-	-	-	500	500	1,000	-	-	-	4,400
5314-0000	Carpet Repairs-NonCAM	30	-	-	-	-	-	-	-	-	-	-	-	30
5315-0000	Mini Blinds	-	300	-	-	-	-	-	300	-	-	-	-	600
5340-0000	Painting	875	3,728	2,250	5,400	750	1,200	1,625	750	800	-	-	-	17,378
5342-0000	Non CAM Painting	-	72	500	-	-	-	-	-	-	-	-	-	572
5345-0000	Painting Supplies	-	-	-	-	-	-	-	400	-	-	-	-	400
5365-0000	Interior Supplies	2,500	400	-	-	-	-	-	-	-	-	-	-	2,900
5367-0000	Non CAM Interior Supplie	100	-	-	-	-	-	-	-	-	-	-	-	100
5370-0000	Interior Repairs	2,125	1,200	-	1,250	1,425	400	1,500	1,300	1,025	500	1,000	-	11,725
5375-0000	Non CAM Interior Repairs	-	250	-	-	250	-	-	250	-	-	-	-	750
5380-0000	Other Cleaning and Impr	2,000	125	1,000	-	-	125	-	-	-	125	-	-	3,375
5385-0000	Non CAM Other Cleaning	250	-	-	-	-	-	-	-	-	-	-	-	250
5399-0000	TOTAL CLEANING AND	8,880	7,575	9,150	18,215	2,425	1,725	4,945	5,000	4,325	3,084	1,000	-	66,324
5400-0000	SERVICES													
5410-0000	Elevator Service	163	163	163	163	163	163	163	163	163	163	163	163	1,956
5412-0000	Elevator Service-NonCAM	3	3	3	3	3	3	3	3	3	3	3	3	36
5420-0000	Fire Protection System	2,100	-	500	-	-	148	-	-	-	2,165	-	-	4,913
5425-0000	Fire Protection Phone	1,011	-	-	1,665	-	-	-	-	-	-	-	4,189	6,865
5430-0000	Exterminating	303	303	303	2,803	303	303	303	303	303	303	303	303	6,136

Property = collins centenn morgan sliger inn-tic johnson phipps knight

Budget

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		Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Total
5433-0000	Non CAM Exterminating	3	3	3	3	3	3	3	3	3	3	3	3	36
5445-0000	Backflow Prevention Serv	-	-	-	-	-	130	-	-	-	-	-	-	130
5447-0000	HVAC Monthly Service	4,237	-	320	4,237	-	320	4,332	-	330	4,332	-	330	18,438
5448-0000	Non CAM HVAC Monthly	22	-	-	22	-	-	23	-	-	23	-	-	90
5450-0000	Janitorial Service	8,416	8,416	8,416	8,416	8,416	8,416	8,416	8,416	8,416	8,416	8,416	8,416	100,992
5455-0000	Non CAM Janitorial	137	137	137	137	137	137	137	137	137	137	137	137	1,644
5460-0000	Landscaping Service	4,214	1,890	1,890	1,890	1,890	4,258	3,823	3,923	3,923	3,923	3,923	3,923	39,470
5462-0000	Non CAM Landscaping	1,613	807	807	807	807	1,613	1,613	1,675	1,675	1,675	1,675	1,675	16,442
5470-0000	Parking Lot Service	-	-	-	-	14,254	-	-	-	-	-	-	-	14,254
5470-1000	Non CAM Parking Lot Ser	-	-	-	-	300	-	-	-	-	-	-	-	300
5480-0000	Security	655	-	-	655	-	-	655	-	-	655	-	-	2,620
5482-0000	Non CAM Security	120	-	-	120	-	-	120	-	-	120	-	-	480
5485-0000	Sprinkler System Service	-	450	-	-	-	-	-	-	450	-	-	-	900
5487-0000	Window Washing Service	-	-	-	-	-	2,825	-	8,750	-	-	-	-	11,575
5488-0000	Window Washing Svc-No	-	-	-	-	-	170	-	-	-	-	-	-	170
5499-0000	TOTAL SERVICES	22,997	12,172	12,542	20,921	26,276	18,489	19,591	23,373	15,403	21,918	14,623	19,142	227,447
5500-0000	PROPERTY ADMINISTRATION													
5510-0000	Accounting	23,000	-	-	-	-	-	-	-	-	-	-	-	23,000
5520-0000	Phone Service	263	263	263	263	263	263	263	263	263	263	263	263	3,156
5521-0000	Phone Service-NonCAM	2	2	2	2	2	2	2	2	2	2	2	2	24
5522-0000	Internet Charge	194	193	193	193	193	193	193	193	193	193	193	193	2,317
5523-0000	Internet Charge-NonCAM	426	426	426	426	426	426	426	426	426	426	426	426	5,112
5530-0000	Copies	114	114	114	114	113	113	113	113	113	113	113	113	1,360
5560-0000	Fees/Licenses/Permits	5	5	6	6	6	6	6	6	6	6	6	6	70
5565-0000	Office Supplies	225	225	225	225	225	225	225	225	225	225	225	225	2,700
5566-0000	Office Equipment Mainte	200	200	200	200	200	200	200	200	200	200	200	200	2,400
5567-0000	Office Equip Mtncce-NonC	28	26	24	32	45	28	26	28	32	28	28	28	353
5570-0000	Postage/Delivery	10	10	10	10	10	10	10	10	10	10	10	10	120
5575-0000	Professional Fees	22,110	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	55,110
5580-0100	Printing	41	41	41	41	42	42	42	42	42	42	42	42	500
5585-0000	Subscriptions	318	903	35	203	35	35	35	35	35	35	35	35	1,739
5587-0000	General Authority Expens	25	-	-	25	-	-	25	-	-	25	-	-	100
5588-0000	Economic Development	12,800	-	-	-	-	-	12,500	-	-	-	-	-	25,300
5589-0000	Research Grants	-	-	-	-	-	-	-	30,000	-	-	-	-	30,000
5592-0000	Non CAM Professional Fe	6,556	6,166	6,166	6,166	6,167	6,167	6,167	6,167	6,167	6,167	6,167	6,167	74,390
5594-0000	Travel	-	-	3,800	3,000	800	-	1,500	-	-	-	-	-	9,100
5596-0000	Other Administration Cos	515	515	816	515	516	516	516	516	816	516	516	516	6,789
5599-0000	TOTAL PROPERTY ADMINIST	66,832	12,089	15,321	14,421	12,043	11,226	25,249	41,226	11,530	11,251	11,226	11,226	243,640
6110-0000	Management Fees TALCC	5,438	5,438	5,438	5,438	5,438	5,438	5,438	5,438	5,438	5,438	5,438	5,438	65,256
6111-0000	Management Fees-NonC	3,312	3,312	3,312	3,312	3,312	3,312	3,312	3,312	3,312	3,312	3,312	3,312	39,744
6159-0000	TOTAL OTHER EXPENS	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	105,000
7110-0000	Property Insurance	6,101	6,101	6,101	6,101	6,101	6,046	6,046	6,046	6,046	6,046	6,046	6,046	72,827
7111-0000	Property Insurance-NonC	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	758	758	17,346
7199-0000	TOTAL INSURANCE/TA	7,684	7,684	7,684	7,684	7,684	7,629	7,629	7,629	7,629	7,629	6,804	6,804	90,173
7800-0000	TOTAL OPERATING	155,135	87,490	87,519	121,439	85,588	80,067	101,590	133,436	95,986	83,846	75,673	74,866	1,182,635
7999-0000	NET INCOME - OPERATING	9,407	53,739	49,277	42,023	52,406	52,747	33,791	6,652	53,670	53,527	53,559	57,703	518,505
8100-0000	DEBT SERVICE													

Property = collins centenn morgan sliger inn-tic johnson phipps knight														
Budget														
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		Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Total
8122-0000	Bond Interest Expense	11,201	11,154	11,107	11,060	11,013	10,966	10,918	10,870	10,822	10,774	10,726	10,678	131,289
8199-0000	TOTAL DEBT SERVICE	11,201	11,154	11,107	11,060	11,013	10,966	10,918	10,870	10,822	10,774	10,726	10,678	131,289
8200-0000	OTHER EXPENSES													
8210-0000	Depreciation Expense	51,216	51,216	51,216	51,216	51,216	51,216	51,216	51,216	51,216	51,216	51,216	51,216	614,592
8220-0000	Amortization Expense	275	275	275	275	275	275	275	275	275	275	275	275	3,300
8299-0000	TOTAL OTHER EXPENSES	51,491	51,491	51,491	51,491	51,491	51,491	51,491	51,491	51,491	51,491	51,491	51,491	617,892
9900-0000	NET INCOME (LOSS)	(53,285)	(8,906)	(13,321)	(20,528)	(10,098)	(9,710)	(28,618)	(55,709)	(8,643)	(8,738)	(8,658)	(4,466)	(230,676)
	Adjustment to Cash Basis:													
	Amortized Income	(20,527)	(20,527)	(20,527)	(20,527)	(20,527)	(20,527)	(20,527)	(20,527)	(20,527)	(20,527)	(20,527)	(20,527)	(246,328)
	Depreciation Expense	51,216	51,216	51,216	51,216	51,216	51,216	51,216	51,216	51,216	51,216	51,216	51,216	614,592
	Amortization Expense	275	275	275	275	275	275	275	275	275	275	275	275	3,300
	Capital Improvements	(10,000)	-	(15,000)			(10,000)	(6,500)		(15,000)		(6,500)		(63,000)
	Bond Principal Payments	(12,307)	(12,354)	(12,401)	(12,448)	(12,495)	(12,542)	(12,590)	(12,638)	(12,686)	(12,734)	(12,782)	(12,830)	(150,807)
	CHANGE IN CASH	(44,628)	9,704	(9,758)	(2,012)	8,371	(1,288)	(16,744)	(37,383)	(5,365)	9,492	3,024	13,668	(72,919)